

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB0182 Turner, M	SB0084 Haynes	Judicial foreclosure sales. Gives heirs of deceased 90 days to make loan current.
Off Notice	Off Notice	House: 3/3/04 Judiciary - civil practice S/C - Taken off notice Senate: 5/9/03 Judiciary off notice
HB0450 Bowers	SB0317 Dixon	THDA-Requires THDA to advertise proposed changes to low income housing QAP and multifamily bond program at least 45 days in advance of consideration by agency board and to make all underwriting criteria part of such plan and program.
	G/S	House: 3/17/04 Ref to S/C State of S&L for 3/23/04 Senate: 2/24/03 Assigned to S&L G/s
HB1184 Vincent	SB1091 Fowler	Allows landlord to pursue detainer action against tenant who fails to pay rent within 5 days of notice.
Off Notice	G/S	House: 1/21/04 S/C Civil Proc/Prac taken off notice Senate: 3/7/03 C,L&A Assigned to G/S
HB1757 Maddox	SB1853 Herron	Limits prepayment penalty to 24 months for home improvement loans. Amends Titles 45 and 47.
Off Notice	2004	House: 2/25/04 Jud Taken off notice Senate: 5/13/03 C,L&A def to 2004
HB1789 Briley	SB1791 Person	Changes notice requirements for judicial or trust sales to require internet and court house postings. Amends Title 35-5.
Off Notice	Off Notice	House: 1/21/04 Civil Practice S/C - Taken off notice Senate: 5/9/03 Judiciary - Taken off notice
HB2166 Turner, M	SB2382 Haynes	Neighborhood Preservation Act
		House: 3/17/04 Judiciary Civil Practice S/C Def to 3/24/04 Senate: 1/26/04 Ref to Judiciary
HB2172 Turner, M	SB2220 Cooper	Purchase of tax-exempt property - notification to assessor
	Passed	House: 3/16/04 FW&M Def to 3/23/04 Senate: 3/15/04 Passed 30-0 w/Amendments

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB2217 Fowlkes		Revises procedure for filing, registering and recording documents in office of County Register. Amends TCA Title 13, and Title 66. House: 1/22/04 Ref to Jud Senate:
HB2254 Curtiss	SB2054 Kurita	Housing developments near shooting ranges.
Withdrawn	Withdrawn	House: 1/28/04 Withdrawn Senate: 1/21/04 Withdrawn
HB2272 Shaw	SB2322 McLeary	Membership of THDA board. Revise conflict of interest language.
Public Chapter 0444		House: 3/1/04 Passed 77-13-4 w/Amendment Senate: 2/5/04 Passed 29-0 Message Calendar: 3/8/2004 Senate concur with House Governor Signed: 3/15/2004
HB2288 Vincent	SB2314 Fowler	Allows landlord 10 days to inspect rentals. Senate amendment changes timeframe to 5 business days.
	Passed	House: 3/17/04 Civil Proc Pass to Jud for 3/23/04 Senate: Passed 32-0
HB2314 Head	SB2270 Crutchfield	Tennessee Insurance Guaranty Association Act.
Caption		House: 3/10/04 Ref to Commerce for 3/23/04 Senate: 3/16/04 CL&A Def to 3/23/04
HB2347 Kent	SB2684 Ford	Building Construction Safety Standards. TCA 68-120-101.
	Off Notice	House: 1/29/04 Assigned to Util & Banking S/C for 3/23/04 Senate: 3/16/04 CL&A Taken off notice
HB2349 Ferguson	SB2338 Cooper, J	Use of credit scores in determining insurance rates.
	G/S	House: 3/16/04 Commerce Industrial Impact Def to Last Calendar Senate: 3/22/04 CL&A Assign to G/S

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB2389 Curtiss	SB2222 Fowler	Liens on Real Property. Permits state to place lien on real property owned by a person who received federal benefits for which state is entitled to recovery.
	Off Notice	House: 1/26/04 Ref to Judiciary Senate: 2/3/04 Judiciary - Taken off notice
HB2434 Ferguson	SB2323 Cooper, J	Tennessee Home Inspector License Act of 2004
		House: 2/27/04 Assign to Commerce S/C Senate: 3/17/04 Govt Op Def to 3/31/04
HB2518 Turner, M	SB2381 Haynes	Homes built in flood plains.
	G/S	House: 2/9/04 Commerce Assign to Util & Banking Senate: 2/13/04 CL&A Assign to G/S
HB2564 Winningham	SB2660 Kilby	Landlord recovery rights.
Off Notice	G/S	House: 3/17/04 Civil Practice S/C -Taken off notice Senate: 3/16/04 CL&A Assign to G/S
HB2595 Curtiss	SB2341 Kurita	Sports shooting ranges near subdivisions.
	Passed	House: 3/17/04 Jud w/Amendment to C&R for 3/23/04 Senate: 2/12/04 Passed 32-0
HB2597 Curtiss	SB2783 Cooper, J	Land surveyors must provide proper description of land.
Passed		House: 3/1/04 Passed with Amendment 89-0-4 Senate: 3/16/04 CL&A Def to 3/23/04
HB2613 DuBois	SB3033 Ketron	Release of a mortgage or deed of trust.
	G/S	House: 1/29/04 Ref to Commerce- Ref to Industrial Impact S/C Senate: 2/17/04 CL&A Assign to G/S
HB2740 Bunch	SB2815 Fowler	Default and enforcement of security interests.
		House: 3/17/04 Civil S/C Def to 3/24/04 Senate: 3/16/04 CL&A Def to 3/23/04

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB2750 Stanley	SB2366 Person	Requires only persons licensed as attorney or court-appointed licensed auctioneer to conduct sale in foreclosure proceedings. House: 3/17/04 Jud Assign to S/C Civil Proc for 3/24/04 Senate: 3/17/04 Jud Set for 3/23/04
HB2771 McCord	SB2201 Clabough	Tennessee New Home Warranty Act. TCA 66-5. G/S House: 1/29/04 Ref to Jud Senate: 2/3/04 C,L&A - to G/S
HB2795 Curtiss	SB2740 Trail	Predatory Lending - Flipping a home loan is an unfair or deceptive act. G/S House: 1/29/04 Ref to Small Bus S/C Senate: 3/1/04 CL&A Assign to G/S
HB2804 Curtiss	SB2339 Cooper, J	Requires consumer credit service businesses to obtain statement from consumer that they understand that participation in a debt management plan may negatively impact the consumer's credit score. House: 1/28/04 Ref to Consumer Affairs Senate: 3/16/04 CL&A Def to 3/23/04
HB2830 Hood	SB3202 Ketron	Private and state fire prevention officials. Removes grandfather clause for certain building inspectors. House: 3/16/04 FW&M Def to 3/23/04 Senate: 3/2/04 CL&A Amended and Recom to FW&M
HB2914 West	SB2731 Clabough	TN Home Inspector License Act of 2004 House: 2/2/04 Ref to Govt Op Senate: 1/26/04 Ref to Govt Op
HB2924 Head	SB2524 Fowler	Misapplication of contract payments for improvement of real property House: 2/2/04 Ref to Jud Senate: 3/16/04 Floor on 3/22/04
HB3045 Todd	SB2662 Norris	Single family residences for handicapped persons.

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB3050 McKee	SB2723 Clabough	House: 3/10/04 Health Care Fac S/C Def to 3/24/04 Senate: 1/27/04 Ref to GWH&HR Restrictions on lenders of money or extenders of credit.
	G/S	House: 2/24/04 Ind Impact Move to Last Calendar Senate: 3/9/04 CL&A Assign to G/S
HB3129 Brooks (Knox) Caption	SB3130 Burchett	Requires inspection of mold prior to transfer of property.
	G/S	House: 2/9/04 Caption Senate: 2/17/04 Assign to G/S
HB3145 Johnson, R	SB2706 Norris	Restrictions on who may sell title insurance.
		House: 2/13/04 Commerce Assign to Ind. Impact Senate: 3/16/04 CL&A Recom to Calendar
HB3193 Garrett	SB3225 Miller, J	Revises realty transfer tax distribution for wetlands, local parks and state land and the Agricultural Resources Conservation Fund.
		House: 3/9/04 Conservation Def to 3/23/04 Senate: 3/16/04 FW&M Budget Def to 3/23/04
HB3300 Odom	SB2953 Herron	Credit Services Businesses - a study to the Governor by DFI.
Caption		House: 2/12/04 Caption Senate: 3/16/04 CL&A Def to 3/23/04
HB3329 Bowers	SB3259 Dixon	Requires non-profit offering 0% mortgage loans to require refinancing of loan to be approved by Board or Directors. Amendment adds governmental lenders.
Caption		House: 2/12/04 Caption Senate: 3/16/2004 - Floor 3/22/04 Predatory Lending: 3/11/2004 Amended and Released
HB3347 DeBerry, L	SB3275 Ford	Adds assessing impact of Olmstead to the duties of statewide planning and policy council.
		House: 3/16/04 HHR MH S/C Recom to HHR for 3/23/04 Senate: 2/9/04 Ref to GWHHR

State of Tennessee Legislation for 2004
Bills of Interest Relating to Housing
As of March 18, 2004

House Bill Sponsor	Senate Bill Sponsor	Description
HB3377 Fitzhugh	SB3358 Herron	<p>Predatory Lending Report deadline extended to 5/1/05.</p> <p>House: 2/24/04 Commerce Assign to Util & Banking Senate: 3/16/04 Floor - Consent 3/22/04 Predatory Lending: 3/11/04 Recommended</p>
HB3437 Head	SB3368 Kyle	<p>Restores THDA Assets Fund Balance transferred 6/30/03 Note: \$0 was transferred in 6/30/03.</p> <p>House: 2/12/04 Ref to Finance Senate: CL&A for 3/23/04</p>
HB3459 McMillan	SB3296 Cooper	<p>Allows community development agency of Montgomery County to serve as PHA.</p> <p>House: 3/9/04 S&L Recom to FW&M Budget for 3/24/04 Senate: 2/10/04 to GWHHR</p>
HB3539 McMillan	SB3455 Crutchfield	<p>Establishes registration requirements for mortgage loan originators.</p> <p>House: 3/16/04 Commerce to FW&M w/Amendment Senate: 3/16/04 CL&A Amended to FW&M Predatory Lending: 3/11/04 Released</p>
	SB2335 Cooper, J	<p>Requires non-profit consumers credit agencies that provide debt management services to register with DFI.</p>
	G/S	<p>House: Senate: 2/13/04 CL&A to G/S</p>
	SB3037 Ketrn	<p>Parity in official certification of building inspectors. Includes state employees.</p>
	G/S	<p>House: Senate: 3/2/04 S&L Assign to G/S</p>